

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: February 7, 2008****SUBDIVISION NAME**

Gates at the Palms Subdivision

DEVELOPMENT NAME

Gates at the Palms Subdivision

LOCATION

South side of Southland Drive, 800'+ West of Knollwood Drive, extending to the West terminus of Southland Drive.

CITY COUNCIL**DISTRICT**

District 6

AREA OF PROPERTY

1-Lot/ 10.8± Acre

CONTEMPLATED USE

Planned Unit Development Approval to allow seven apartment buildings (183 units) and a clubhouse on a single building site and Subdivision approval to create one legal lot from two metes and bounds parcels.

TIME SCHEDULE**FOR DEVELOPMENT**

Immediate

ENGINEERING**COMMENTS**

Clarify floodway, AE flood plain and X-shaded and unshaded flood hazard areas on map. Provide drainage easement for public water being conveyed onto the property; size and location to meet approval of City Engineering before plat is signed. No detention can be accomplished within the drainage easement. Developer's engineer must certify that the existing drainage system and outfalls can accommodate the proposed increase in coverage. In addition, detention for a 100-year storm with a 10 year discharge and/or outfall improvement may be required for any new development not already under construction. Any areas that discharge onto adjacent properties and not into a COM maintained system will require a release agreement. In addition, all stormwater detention should be accomplished above the AE Flood zone. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit).

TRAFFIC ENGINEERING**COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Traffic impact study was received and reviewed. Developer will be responsible for intersection improvements at Knollwood and Southland Drive. For intersection safety, the developer must also restripe a dedicated left turn for southbound traffic as well as the recommended northbound left turn lane. Details plans of the intersection improvements must be approved by Traffic Engineering and Engineering.

URBAN FORESTRY**COMMENTS**

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

FIRE DEPARTMENT**COMMENTS**

All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code.

REMARKS

The applicant is seeking Subdivision approval to create one legal lot and Planned Unit Development approval, to allow seven apartment buildings (183 units) and a clubhouse on a single building site.

The proposed 10.8± acre, 1-lot subdivision fronts Southland Drive, a minor street, which has right-of-way illustrated as 50-feet, which meets the requirements of the Subdivision Regulations. However, due to the location and size of the development, access management is a concern. Therefore, the proposed development is required to submit a Traffic Impact Study to allow Traffic Engineering and Urban Development to assess the traffic volume and patterns, existing and proposed.

Planned Unit Development review, stated in Section 64-5. of the Zoning Ordinance, examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD. PUD approval is site plan specific, thus any changes to the site plan must be approved by the Planning Commission.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The applicant is proposing a gated 183 unit apartment complex with seven three-story apartment buildings, tennis courts, and an outdoor pool with a clubhouse building, on approximately 10.8 acres. A total of 283 surface parking spaces are provided, which slightly exceeds the 275 spaces that are required by the Zoning Ordinance.

Access to the proposed apartment development will be via two driveways from Southland Drive. Access management is a concern due to the location of the development, the presence of a major

street nearby, the traffic volumes along the major street, and the close proximity to the Knollwood Drive.

The site concerning the PUD is currently undeveloped and zoned R-3, Multi-Family Residential. The apartment complex proposed would not exceed the maximum density allowed within R-3, Multi-Family districts, which equates to approximately 26-units per acre. The Zoning Ordinance requires a minimum gross site area of 281,500 square feet for 183 dwelling units in an R-3 district, which equates to an average gross site area of 1,538 square feet per dwelling unit. It should be pointed out that the proposed density of 2,570 square feet per dwelling unit for the development is *significantly lower than* the density allowed in R-3, Multi-Family districts.

The site plan depicts two storm water detention basins. A note should be placed on the site plan, if approved, stating that maintenance of the detention basin common area, and any other common areas, are the responsibility of the development's property owners.

The proximity to Floodways and 100-year flood zones and illustration that the site contains wetlands indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Developments in the area over the last 5 years, particularly along Girby Road, have included projects with increased density. There has also been several developments containing reduced setbacks on lots that otherwise meet minimum R-1 lot-size requirement.

The applicant is proposing a "multi-family" PUD residential development, and consequently, PUD landscape area requirements apply. Section 64-5.C.2. of the Zoning Ordinance requires 700 square feet of open space per dwelling unit, which cannot include streets, drainageways, parking areas, service areas and land covered by buildings. Furthermore, compliance with the tree and landscaping requirements of the Zoning Ordinance will be required due to the proposed R-3 zoning of the site. Information on the site plan indicates that adequate area will be available for compliance with the landscaping requirements of the Zoning Ordinance. Additional information regarding compliance with the tree requirements must be submitted with the request for permits to develop the site.

RECOMMENDATION

Subdivision: Based on the preceding the Subdivision request is recommended for recommended Holdover until the February 21st meeting, with revisions and additional information due by January 22nd, so that the following item can be addressed:

- 1) The submission and approval of a Traffic Impact Study by Traffic Engineering and Urban Development Departments.

Planned Unit Development: Based on the preceding the PUD request is recommended for Holdover until the February 21st meeting, with revisions and additional information due by January 22nd, so that the following item can be addressed:

- 1) provision of a Traffic Impact Study (TIS), per the request of Traffic Engineering.

Revised for the February 7th meeting:

The application was heldover from the January 17th meeting to allow staff to review the Traffic Impact Study (TIS).

RECOMMENDATION

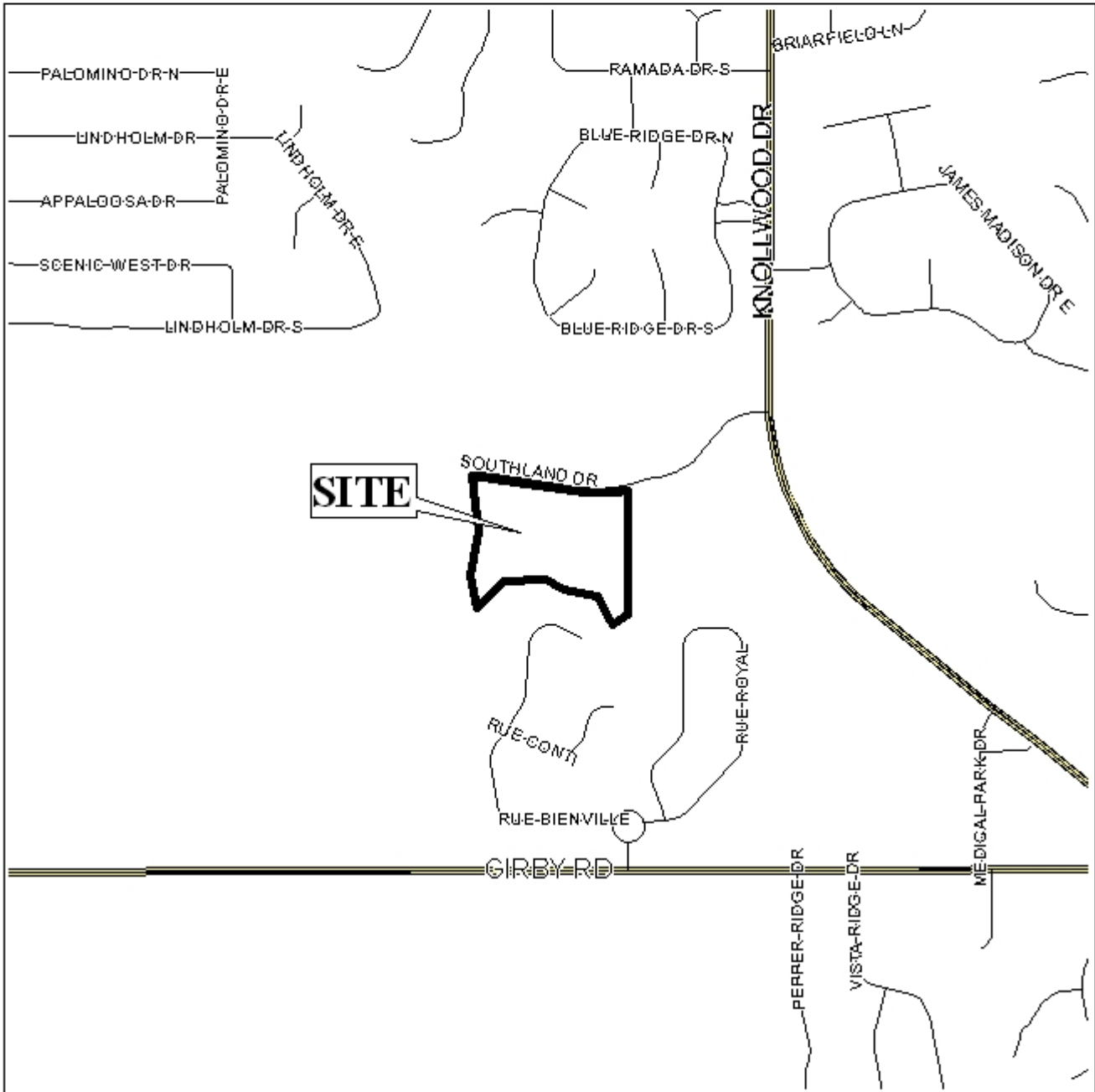
Subdivision: *Based upon the preceding, this application is recommended for Approval subject to the following condition:*

1. *developer will be responsible for intersection improvements at Knollwood and Southland Drive;*
2. *the developer must also restripe a dedicated left turn for southbound traffic as well as the recommended northbound left turn lane; and*
3. *detailed plans for improvements must be approved by Urban Development, Engineering and Traffic Engineering.*

Planned Unit Development: *Based upon the preceding, this application is recommended for Approval subject to the following condition:*

1. *developer will be responsible for intersection improvements at Knollwood and Southland Drive;*
2. *the developer must also restripe a dedicated left turn for southbound traffic as well as the recommended northbound left turn lane; and*
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LOCATOR MAP



APPLICATION NUMBER 12 & 13 DATE February 7, 2008

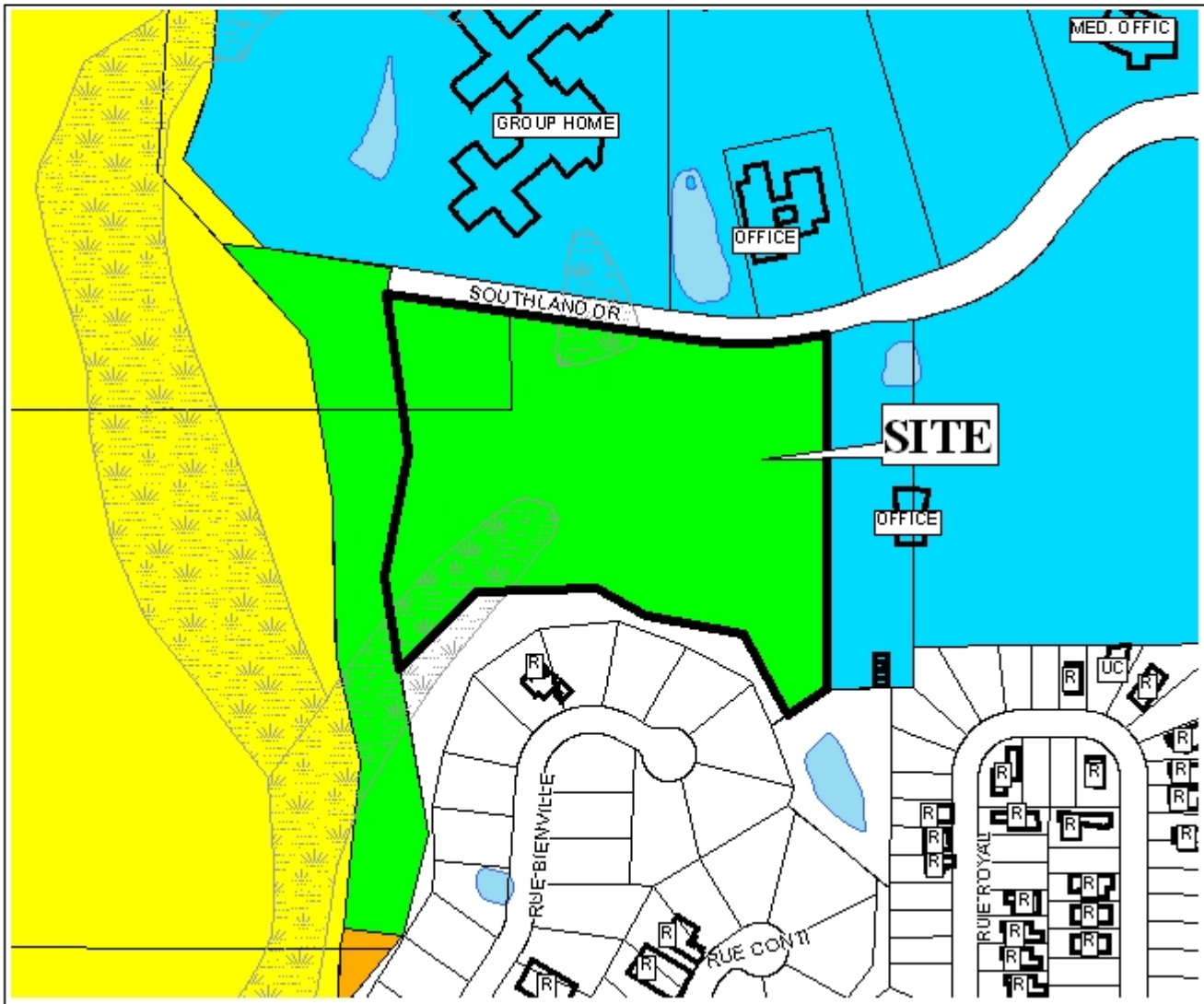
APPLICANT Gates at The Palms Subdivision

REQUEST Subdivision, Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by miscellaneous landuse.

APPLICATION NUMBER 12 & 13 DATE February 7, 2008

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REQUEST Subdivision, Planned Unit Development

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	NTS
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



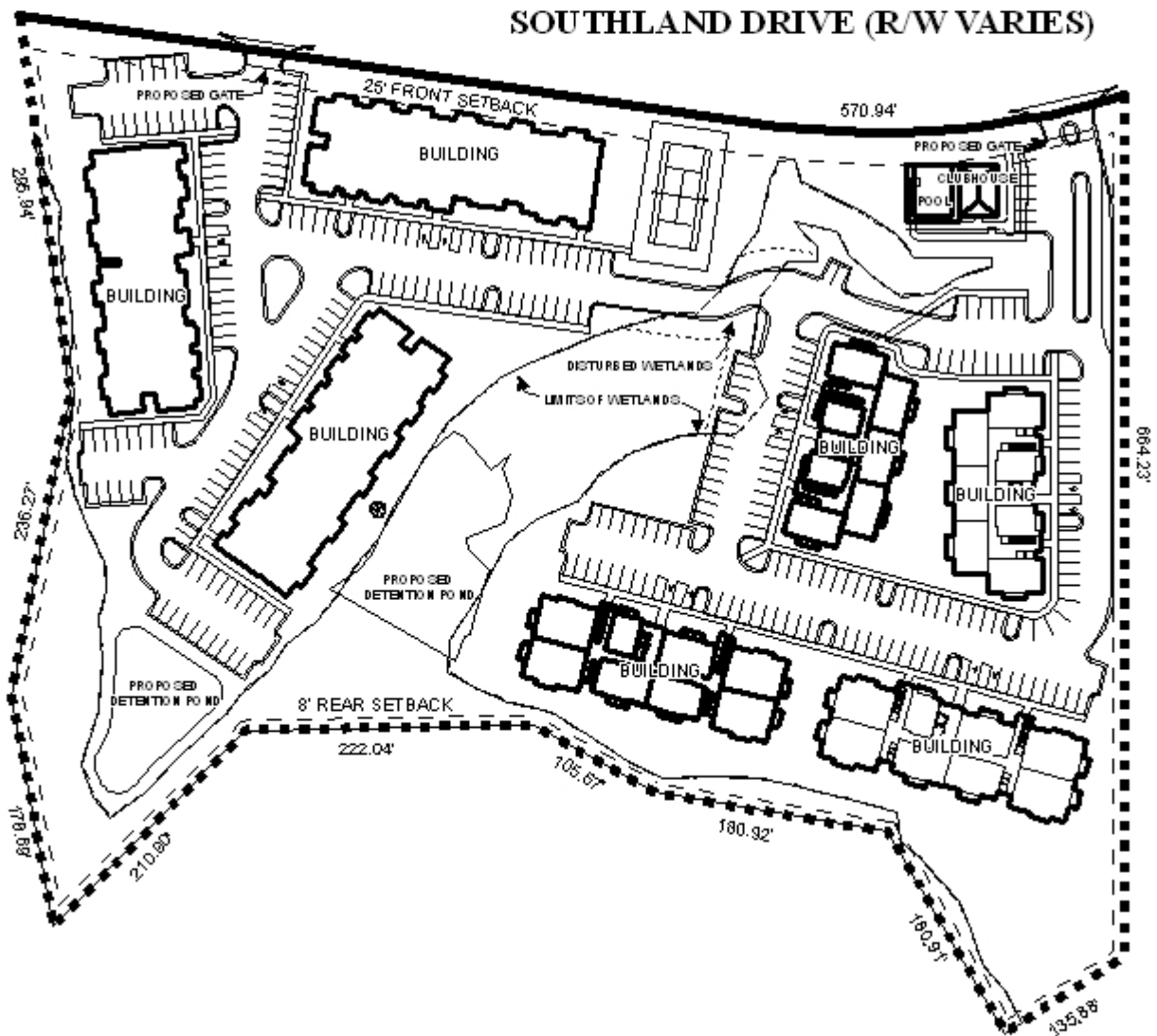
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DETAIL SITE PLAN



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